

FOR LEASE

Cardinal Crossing
2201 - 2235 Fleming Road
Greensboro, NC 27410



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Property Features

- Popular neighborhood center in busy Northwest Greensboro
- Anchored by Food Lion
- Close proximity to airport with easy access to I-40 and Bryan Boulevard
- Plenty of parking
- Pylon signage
- Zoned C-H
- Traffic count Fleming Road 11,950 VPD
- Base Rent: \$14.00 PSF
TICAM: \$4.00 PSF (estimated)
- **+/- 1/2 Acre pad site available**



2201	Nail Fever	2217	Food Lion
2202	Jet Up Nutrition	2219	The Hidden Haciendita
2205	Hair Works	2221	Bamboo House
2207	An Tobacco	2223	HomeSlice Pizza
2209	Nagoya Japan	2227	Karate
2211	Subway	2231	Incredible Life Fitness
2215	Available (8,450 +/- SF)	2235	Incredible Life Fitness



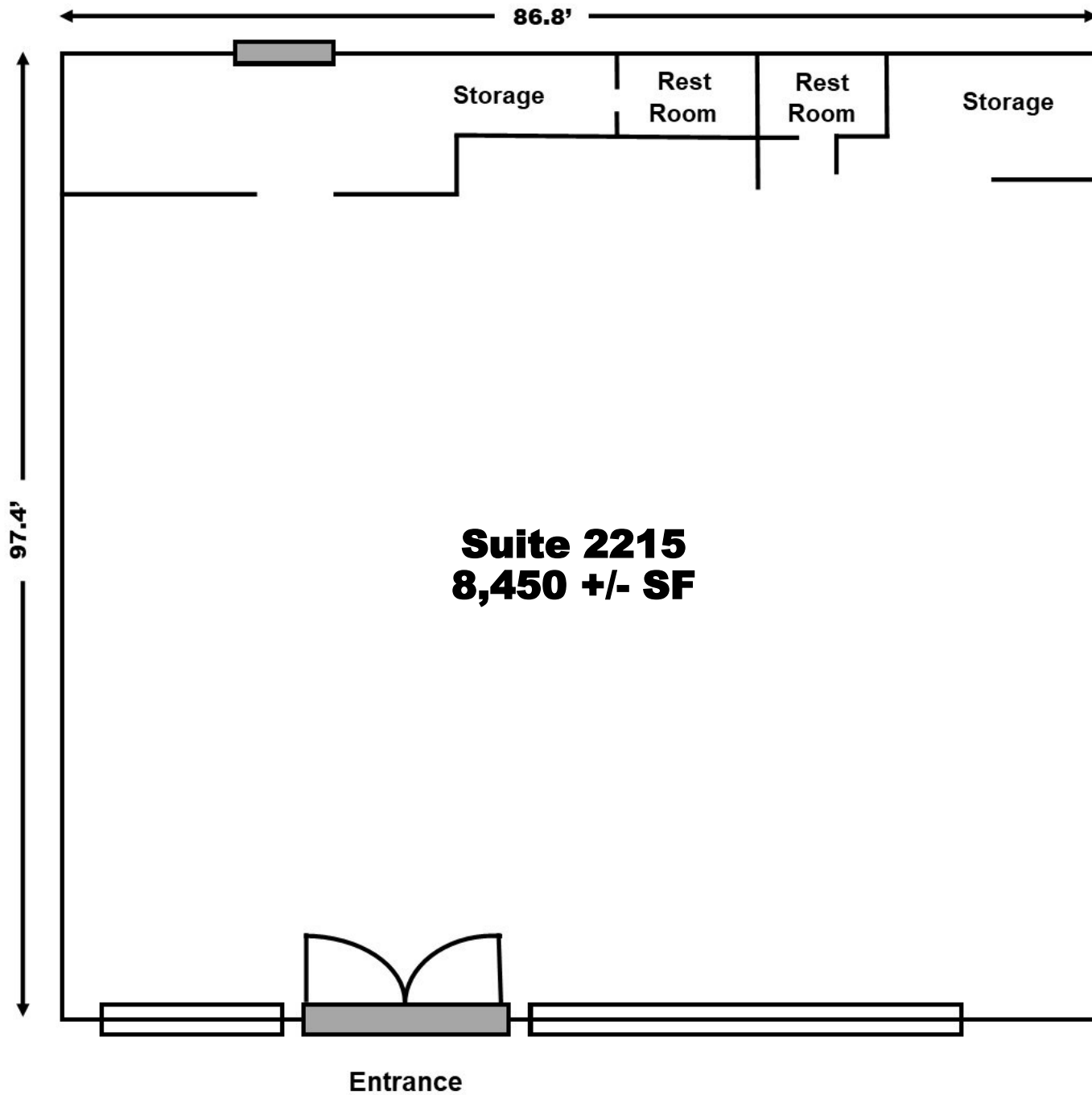
1/2 Acre Pad Site Available

**Restaurant Outparcel with Drive Thru
3,300 +/- SF Available**



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771 | www.bipinc.com

Demographic Summary	2 Mile	5 miles	10 miles
2023 Population	19,107	101,642	393,241
2023 Average HH Income	\$86,942	\$90,520	\$80,673



Suite 2215
8,450 +/- SF

Entrance

This sketch is intended for illustrative purposes only and is not to scale.

Restaurant Outparcel with Drive Thru



